



Destination

HYATT WINDWARD POINTE

Summer 2012

From The HOA President

Greetings Windward Pointe Condominium Association Owners:

As Board of Directors' President and Owner Representative, I am "your voice" and I am committed to serving you, the owners of Windward Pointe. Thank you for your continued support and confidence in me as your representative for another year.

I encourage you to contact me by email anytime at dwrightkadar@yahoo.com or by telephone at (281) 610-0725 with your questions, concerns, feedback or ideas for making Windward Pointe even better.

During your stay at Windward Pointe, I encourage you to attend weekly owners' meetings, points workshops, and social events. These are great opportunities to meet

other owners, exchange ideas, and learn more about the Hyatt Residential Group.

If you have specific comments or concerns, the owners' meeting is the perfect forum to speak with Randall Williams, Resort Manager. Please enjoy your stay at Windward Pointe and the Key West experience! Sincerely,

Dwight S. Kadar,
**Board of Directors' President and
Owner Representative**



MANAGEMENT & STAFF

Senior Resort Manager: Randall Williams
Email: rzwilliams@hyattvoi.com
Senior Engineering Manager: John Wyant
Email: jwyant@hyattvoi.com
Front Office Manager: Mark Lang
Email: mlang@hyattvoi.com

GENERAL INFORMATION

Check In 4:00 pm
Check Out 10:00 am
No Smoking, No Pets
Lobby Registration: 7 am - 11 pm
After Hours Security: 305-879-5300



HYATT[®]
RESIDENCE CLUB
WINDWARD POINTE
KEY WEST

Owner Spotlight



Steve and Vickie Detro from Orlando, Florida have been owners since 2007. They currently own six weeks between the Hyatt Windward Pointe, Hyatt Beach House, and Hyatt Sunset Harbor.

The Detro's favorite aspects of ownership with Hyatt are the well-maintained resorts, the consistent high quality, and staffing levels. They also enjoy the easy access with the reservation process as well as the information provided. Watching the Key West sunset is among their favorite memories while vacationing with the Hyatt Residence Club.

Other Hyatt Residence Club resorts the Detro's have had the opportunity to visit include Hyatt Pinion Pointe resort, as well as Hyatt Wild Oak Ranch resort. At Pinion Pointe, they enjoy hiking among the red rocks and watching sunsets across the panorama of mountains. At Wild Oak Ranch they enjoy sitting around the fire pit with a glass of wine as well as spending time on

the San Antonio River Walk.

Although Steve and Vickie have yet to exchange through Interval International, they have had the chance to use the Gold Passport Program. Through the Gold Passport Program, the Detro family has enjoyed their Christmas holiday at our Hyatt Regency Grand Cypress resort in Orlando, Florida. In the future, Steve and Vickie would like to visit our Hyatt Siesta Key Beach resort.

In deciding which Hyatt Residence Club location to invest in, they chose Key West for the location and atmosphere. Steve and Vickie are always finding something new to explore and discover. After visiting Key West over ten times, a week at a time, they still find something delightful every time. Windward Pointe is like no other resort in that it gives them the relaxation they desire.

While in residence at Windward Pointe, Steve and Vickie enjoy relaxing

at the pool while taking in the views of the Atlantic Ocean. Their favorite restaurants in Key West include Grunts Island Grill for its old town Key West feel, great food and long happy hour. Another favorite is Pepe's Café, the eldest eating house in the Florida Keys, for breakfast, lunch, or dinner. The Detro's also enjoy Blue Heaven at anytime during the day for its quirky atmosphere and great food.

When asked about which Hyatt employees they would like to highlight, Steve and Vickie acknowledged front office agent, Amber Lawrence. They added that Amber is their favorite because she is always so helpful, friendly, and takes great care of them during their stay. Steve and Vickie also added that concierge; Lynn Bromley, is the best concierge they have worked with. She is very professional and knows Key West very well. The Detro's added that Lynn has greatly enhanced every visit with her hospitality.

From The Resort Manager

Warm, sunny days are on the horizon and summer is in full bloom. Welcome to our Summer 2012 Destinations Newsletter. Here at the Hyatt Windward Pointe, we look forward to welcoming you where our genuine hospitality comes naturally.

This year's resort improvements include the replacement of our small appliances as well as our major appliances. Incorporated into this appliance replacement are our toasters, coffee makers, dishwashers, microwaves, refrigerators, and stoves. Also scheduled for this year is the replacement of our balcony ceiling fans, home theater systems, gutters and downspouts, as well as our unit safes. By the close of the year, we will have also completed the remodeling of our lobby, lobby restrooms, and sales floor.

This newsletter edition includes a welcome from our Board President, Dwight Kadar. Also included is a spotlight on our Senior Engineering Manager, John Wyant, our owner focus is on Steve and Vickie Detro, who are celebrating their 40th wedding anniversary here at the Hyatt Windward Pointe, a glimpse at our traditional Key West calendar of events, a recap of our resort upgrades, as well as a highlight of our housekeeping department.

We wish you safe travels and look forward to welcoming you back to the Hyatt Windward Pointe.

In the true spirit of hospitality I remain,

Randall Williams
Senior Resort Manager



Reserve Project Update

Upgrades, Upgrades, UPGRADES!



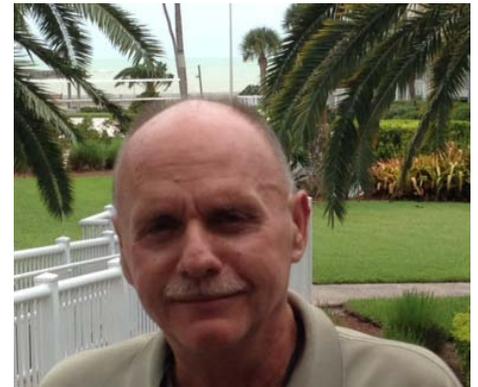
During our April 3rd reserves board meeting, our board of directors approved over \$470,000 in reserve projects this year. Included in these projects is the replacement of our unit's small appliances. The small appliances that were replaced were all of our toasters and coffee makers. Also included in this year's projects is our major appliance replacement. Our major appliance replacement consists of our dishwashers, refrigerators, microwaves, and stoves.

The board also approved the replacement of our VCR/DVD combo machines and shelf stereos with blu-ray and wifi capable home theater systems. Our gutters and downspouts are also being replaced along with our balcony ceiling fans and unit safes. To finish out the year, we have our lobby and lobby restroom remodel planned.

In 2013, we plan to propose the replacement of our pool deck furniture, unit sofas, living room lounge chairs, and dining room chairs. Thank you for all your continued feedback as we continue to aspire to meet and exceed your expectations.

Employee Spotlight

John Wyant: Senior Engineering Manager



John Wyant is our Senior Engineering Manager of the Hyatt Windward Pointe. Those that have had the pleasure of knowing John best refer to him as "JW". JW has been a member of the Hyatt family since 2001 and has previously held positions at the Hyatt Sunset Harbor, as well as the Hyatt Beach House, before assuming his current responsibilities here at the Hyatt Windward Pointe.

JW's favorite aspect of working at the Hyatt Windward Pointe is the opportunity to collaborate with focused and driven colleagues in both Engineering and all other departments at the resort. JW's best day is when projects that are planned and have been worked hard on come to completion. It gives him a great deal of satisfaction to be able to see and hear feedback about how great the resort looks and to know he had a part in it.

When asked what he hopes never changes about the Hyatt Windward Pointe, JW replied, "What I hope never changes at the property is the commitment my employees show toward the resort. No matter what I ask of my people, they are always there to answer the call."

We thank JW for his continued leadership and dedication to not only our Hyatt employees but to all the owners of the Hyatt Windward Pointe.

Calendar of Events

Captain Tony Days

Date: 8/8/2012 TO 8/11/2012

Captain Tony Tarracino was an American icon, saloonkeeper, boat captain, gambler and Mayor of Key West. He has been called arguably the city's most beloved resident. Reporters sought him out, movies were made about his life, and Jimmy Buffett sang about him in "Last Mango In Paris." This festival is a celebration of Tony's life, featuring storytelling contests, street fairs and film showings, culminating in a birthday party through the streets of Key West.



Key West LobsterFest 2012

Date: 8/10/2012 TO 8/12/2012

Celebrate the opening of Lobster Season by joining the biggest party of the summer. Thousands of lobster lovers descend on Key West for three glorious days and nights. Friday August 10th, 8pm-on Kick-off Party Rick's/Durty Harry's Entertainment Complex 7th Annual Lobsterfest, Duval Crawl Saturday August 11th, Noon-11:00pm, 17th Annual Street Fair (100,200,300,400 and 500 blocks of Duval St.), Free Concert (1:00pm-10:30pm) Sunday August 12th, 11am-2pm Lobster Brunch. Visit www.keywestlobsterfest.com for more information.

3rd Annual Key West Brewfest

Date: 8/30/2012 TO 9/3/2012

Key West BrewFest Aug. 30 - Sept.

3, 2012. Visit <http://keywestbrewfest.com> to stay up to date on events.

Key West Women Fest

Date: 9/4/2012 TO 9/9/2012

For over twenty years, Key West has welcomed women from all over the globe to Womenfest Key West, the southernmost party for lesbians and their friends. Womenfest offers a wide range of activities guaranteed to appeal to a broad range of interests. Golfing with palm trees and iguanas, clothing-optional pool parties, a sizzling dance club scene, and women-only water excursions that range from jet skis to dolphin watching, all promise to pique the interest of the more adventurous, while film, live music, and special comedy shows offer the opportunity to enjoy paradise at a slower pace. All of this on a tropical island that is close to perfect and far from normal! See you at Womenfest 2012, September 4th-9th!

Peterson Key West Poker Run

Date: 9/13/2012 TO 9/16/2012

Visit www.petersonskeywestpokerrun.com for more information.



34th Annual Fantasy Fest

Date: 10/19/2012 TO 10/28/2012

Weeklong celebration and Key West's biggest party of the year - with many adult-only events. This year's theme is "A-Conch-Alypse". Event dates and details will be added as they become available. Visit www.fantasyfest.net for more details and events.



Eco Week 2012

Date: 10/28/2012 TO 11/4/2012

During the EcoSummit, participants will showcase the integration of environment, economics, equity and energy concepts - known as E4 - while addressing how to integrate the mission with real life in practical, affordable ways. And it's not all work. There will be a wide selection of eco-excursions that contribute to the local economy in socially responsible ways, while showing off the beauty and biodiversity of the Florida Keys.



21st Annual Parrot Heads "Meeting of the Minds"

Date: 11/1/2012 TO 11/4/2012

Parrothead convention nirvana benefiting charity. Many events are member only. Live shows include members of Jimmy Buffett's band. Last year Mr. Buffett himself actually showed up and played a free concert on Duval Street!



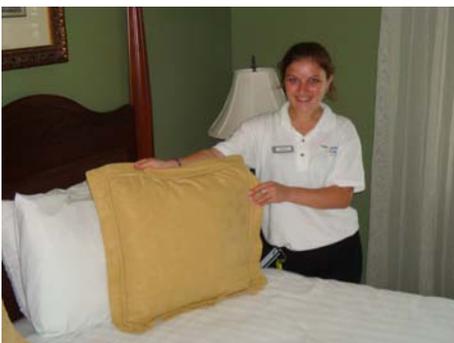
Behind The Scenes

Heart Of The House

On a daily basis, before most of our owners and guests awake, our Housekeeping Dept, aka... the "Heart of the House", start the process of cleaning the resort. From sweeping and mopping the hallways, to arranging the chairs at the pool areas and washing the many hundred pieces of linens, the members of the staff tirelessly make it happen.



The staff at Windward Pointe comes from many different areas of the world, speaking a variety of languages and bringing a diverse culture to the department. We have many Haitian members of the team speaking in Creole, as well as folks from Cuba, Dominican Republic, and Honduras, who all speak Spanish as their native language. We also currently have students from Moldova and Lithuania.



The combination of the many different cultures and languages, can be a challenge, but always provides for great learning and, at

times, some humorous moments. Our staff members are coached on a daily basis to improve their ability to communicate with our guests, using common phrases, so to better improve their English language skills and have the ability to assist the guests when requested.



As we continue to provide an awesome environment at a wonderful resort, these ladies and gentlemen work very hard performing tasks that are generally taken for granted. They are all very proud to work at the Hyatt Windward Pointe and we hope that when you encounter one of the staff, that you notice the efforts each of them put forth to make your vacation one to remember.



Rewarding Experiences

Share your Hyatt experience with friends and family members to earn valuable rewards!

The concept of sharing is nothing new. At a very young age we learn the importance of sharing our toys. It's designed to teach each of us the sense of satisfaction from being generous and the gratification of seeing delight on another person's face.

With the advent of social media, sharing has taken on a whole new dynamic. From restaurants and shops, to the next book to read – and even where to go on vacation, everyday millions of people share simple sentiments about their lives.

Think about how you use all the information that surrounds you on a daily basis. However, if you hear (or read) about something from a close friend or family member does it have more value? We think so!

At Hyatt Residence Club, we want to reward you for sharing your vacation experiences with your friends and family

In fact, with our newly enhanced referral program, Hyatt by Invitation, if one of your registered referrals purchases you may even be eligible for a 100% credit on your next maintenance fee bill.*

Simply log in to the Member Clubhouse at hyattresidenceclub.com or call us at 800-GO-HYATT and share the names of the people in your life who you feel would get the most out of learning more about Hyatt Residence Club – and we'll handle the rest!

*Members and their referrals must meet certain qualifications to participate in Hyatt by Invitation, the Hyatt Residence Club referral program. To view the complete terms and conditions visit hyattresidenceclub.com and log in to the Member's Clubhouse. Any friends or family members who accept a vacation offer will be required to attend a 90 minutes informal sales presentation of the Hyatt Residence Club.



Share Hyatt with Your Family and Friends

- Visit hyattresidenceclub.com
- Click the link “Already a Member” link in the upper right to log into the Member’s Clubhouse
- Select “Member Referral” from the menu on the left
- Add your names and we’ll take care of the rest!

USING YOUR FIXED POINTS

HRPP Home Resort Preference Period

Home Resort Preference Period (HRPP)
Begins: 12 months prior to deeded week
Ends: 6 months (182 Days) prior to deeded week

YOUR OPTIONS ARE:

1. Reserve your entire fixed week or any portion thereof. Should you reserve only a portion of your unit, the remaining portion will automatically convert to points and the inventory will become available for Club use.
2. Convert to points in order to:
 - A. Exchange with Interval International using all or a portion of your points
 - B. Apply all points to the Gold Passport Exchange Program every other year (or every year for Diamond and Platinum Fixed Week Owners)
 - C. Reserve any available Hyatt Residence Club inventory at any Hyatt Residence Club destination
 - D. Commit all or a portion of your points to the Extended External Exchange Program for the sole purpose of exchange through Interval International

CUP Club Use Period

Club Use Period (CUP)
The 6 month (182 Day) period beginning on the day after the expiration of the HRPP period
Begins: 6 months (182 Days) prior to deeded week
Ends: The first day of your deeded week

YOUR OPTIONS ARE:

1. Reserve any available Hyatt Residence Club inventory at any Hyatt Residence Club destination
2. Exchange with Interval International using all or a portion of your points. If your vacation plans are uncertain, you may commit all or any portion of your point balance to the Extended External Exchange Program no later than 4 months prior to the end of your Club Use Period.

LCUP Limited Club Use Period

Limited Club Use Period (LCUP)
Begins: The day after the expiration of the club use points
Ends: 6 months (182 Days) after your deeded week

YOUR OPTIONS ARE:

1. Reserve and occupy any Hyatt Residence Club inventory at any Hyatt Residence Club destination available within 60 days of the date of the reservation. Any and all unused points will expire at the end of your Limited Club Use Period.

EEE Ex- tended Use Period

Extended Use Period
Begins: Day of your request to commit to EEEP
Ends: 24 months after end of Club Use Period

YOUR OPTIONS ARE:

- Provided you have committed all or a portion of your points to the EEEP no later than 4 months prior to the end of your Club Use Period, these points will have an extended lifetime of 24 months from the end of your Club Use Period to use for the sole purpose of exchange with Interval International.

Usage of points is subject to the Hyatt Residence Club Rules and Regulations

Usage of Hyatt Gold Passport® program is subject to the Hyatt Gold Passport® Terms and Conditions

UPDATE! NEW ADDRESS FOR MAINTENANCE FEE PAYMENTS!

Hyatt Residential Management
 Corp (maintenance fees)
 PO Box 911694
 Denver, CO 80291-1694

BORROWING POINTS

Should you not have enough points to make a reservation, you may borrow points from your next year's Fixed Week on the condition that:

1. You reserve and occupy within the next 60 days
2. Your maintenance fee for the next year is paid at time the reservation is made
3. You relinquish your HRPP reservation window for the next year
4. Borrowing points is not permitted for exchange through Interval International

FEES

There is no fee for your first confirmed HRPP reservation made during your HRPP. A transaction fee applies for any other type of reservation.

Fees Via The Web

Transaction Fee	\$39
Cancellation Fee	\$49
Gold Passport Exchange Fee	\$129
Guest Certificate	\$29
Returned Check Fee	\$40
Split Week Resort Fee	\$35*

(*This is paid to the resort upon departure.)
 Split week fees DO NOT apply at Hyatt Main Street Station; Highlands Inn, A Hyatt Residence Club Resort; The Residences at Park Hyatt Beaver Creek; and Hyatt Grand Aspen. Any of these fees may be paid by VISA, MasterCard or American Express.

Fees Via Phone

Transaction Fee	\$45
Cancellation Fee	\$55
Gold Passport Exchange Fee	\$139
Guest Certificate	\$35
Returned Check Fee	\$40
Joint Member Fee	\$30
Split Week Resort Fee	\$35*

(*This is paid to the resort upon departure.)

Fees are subject to change at the discretion of Hyatt Residential Group, Inc.

EXPLORE OUR CLUB



Beach House, A Hyatt Residence Club, Key West, Florida



Coconut Plantation, A Hyatt Residence Club, Bonita Springs, Florida



Hyatt Escala Lodge, Park City, Utah



Grand Aspen, A Hyatt Residence Club, Aspen, Colorado



Hacienda del Mar, A Hyatt Residence Club, Dorado, Puerto Rico



High Sierra Lodge, A Hyatt Residence Club Resort, Incline Village, Nevada



Highlands Inn, A Hyatt Residence Club Resort, Carmel, California



Main Street Station, A Hyatt Residence Club Resort, Breckenridge, Colorado



Hyatt Miami At The Blue, Doral, Florida



Mountain Lodge, A Hyatt Residence Club Resort, Avon, Colorado



Piñon Pointe, A Hyatt Residence Club Resort, Sedona, Arizona



Siesta Key Beach, A Hyatt Residence Club Resort, Siesta Key, Florida



Sunset Harbor, A Hyatt Residence Club, Key West, Florida



Wild Oak Ranch, A Hyatt Residence Club, San Antonio, Texas



Windward Pointe, A Hyatt Residence Club, Key West, Florida



Northstar Lodge, A Hyatt Residence Club, Truckee, California



The Residences At Park Hyatt Beaver Creek, Beaver Creek, Colorado

Hyatt has granted the Developers of The Blue, Hyatt Residences and Hyatt Escala Lodges the right to sell condominiums at those Resorts under the Hyatt trade names and marks pursuant to Marketing License Agreements. Units in those Resorts have not been developed, offered, or sold by Hyatt or its affiliates. Inventory at The Blue, Hyatt Residences and Hyatt Escala Lodges available for reservation by Hyatt Residence Club members may be limited due to the whole ownership product offered at those Resorts.